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RURAL BUILDINGS  
FOR BUSINESS  
AND SOCIAL  
USES



**F**ARMING is not only a business but a mode of living. The family rather than the farmer alone is the productive unit, and the members are likely to live, play, and work together. The stimulating forces that result in team play center in the home, which becomes the economic and social citadel of the farm.

Business interest may be the original aim of farmers in assembling themselves in buying and selling organizations, but the ultimate object is better living on the farm, a better rural civilization.

The meaning of efficiency as applied to business organization is changing. The stressing of technic, production, cost, and expense is being supplemented by emphasis upon the human side—upon the men and women who make production and cooperation possible.

In recognition of farming as a mode of living rather than merely as a business, and with the idea of humanizing efficiency, modern farm business organizations are erecting buildings that closely relate the economic and the social factors in the conduct of their business.

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# RURAL BUILDINGS FOR BUSINESS AND SOCIAL USES

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## INTRODUCTION

A TYPE of dual-purpose building is appearing in rural communities which fulfills more functions, houses more activities and centralizes the varied economic and social interests of the community more effectively than does the ordinary community building. The construction of such buildings tends both to enlarge communities and to make them more compact.

When such buildings are erected primarily for economic purposes, provision is made therein for community social activities and interests in order to supplement and strengthen economic factors. If community social advancement is the main object of the building, provision is made for economic interests so that the community may be served in a comprehensive way.

The construction of this type of building is being stimulated by the increasing number of farmers' business organizations, the efforts of extension forces in promoting the business activities of farm women, the growing conception that community interests are not limited to social activities, and the community advantage gained by the focalization of its attention upon related activities and common problems.

Farmers are not only marketing farm commodities and purchasing farm supplies through their associations but are employing the cooperative idea for community improvement along social lines. They are associating to build rural electric, power, and telephone lines; to establish markets, laundries, and fire departments; to form irrigation, drainage, flood-protection, road, and fence districts; and to form calf clubs and bull associations. In other instances they associate to obtain chautauquas, community buildings, rest rooms, parks, playgrounds, bathhouses, public monuments and reservations, orchestras, bands, athletic teams, social clubs, and adult education classes.

Farm business organizations are establishing social bureaus in their organizations and are appointing social workers to develop among the members these social factors necessary for success. Community centers among the local units are formed to increase the knowledge and spirit of cooperation. Clinics are established; contributions are made for local fairs, sanitary campaigns, the securing of rural nurses, and for needy schools; picnics, entertainments, and games are promoted.

The type of building now being adopted, which is well located, adequate as to size, with convenient arrangements and facilities, not

only adds to the efficiency of operation, but gives the idea of permanency and pride of ownership, and, through its social activities, promotes harmony and education.

Organizations are giving a great deal of attention to the planning of this building, so that each part will most economically and efficiently promote the work as a whole. Good architecture and convenient and attractive arrangements are receiving increasing attention. In the arrangements and facilities of many of the most successful farm business buildings, the attention centered on the economic side is little greater than that centered on the social side.

## EXAMPLES OF RURAL COOPERATIVE BUILDINGS

This newer type of building has various modifications. On the basis of their general economic uses the buildings may be classified as farm economic, home economic, and farm and home economic. These three classes of buildings include various modifications based on their specific purposes and the activities carried on in them.

### FARM ECONOMIC BUILDINGS

A number of the buildings studied as a basis for this bulletin were promoted by organizations the economic aims of which pertain largely to the farm rather than to the farm home. The organizations are of a farm-business nature and are almost, if not entirely, controlled by men.

Cooperative creamery association buildings compose the largest number. They are found chiefly in Minnesota, where the social influence of the management of the Land O'Lakes Creameries (Inc.), is strong. Many of the cooperatives are members of that organization. The first such building, however, was erected at Fergus Falls, it is believed, prior to the formation of Land O'Lakes Creameries (Inc.). This was followed by similar buildings at Springfield, Barnesville, Mora, Frazee, Wadena, Pelican Rapids, Belleplaine, and other places.

Cooperative cheese buildings center largely in Wisconsin. Fruit growers' buildings center in Florida and to some extent in California. One of the first farmers' marketing organizations to erect a permanent building with social features was the Eastern Shore of Virginia Produce Exchange of Olney, which serves the farmers of several counties of Virginia and Maryland.

All of these buildings provided assembly halls, kitchens, and rest rooms to serve the social interest of the whole family. These economic organizations frequently have subsidiary social organizations. In the Franklin Cooperative Creamery Association, Minneapolis, Minn., which distributes milk purchased from the Twin City Milk Producers' Association, the social interest of the organization are expressed through four societies totaling 50 members.

### COOPERATIVE CREAMERY

The Farmers' Cooperative Creamery of Mora, Minn., is a democratic organization of farmers centering about a country town of 1,006 people in a county of 9,086 population. The total resources of the company on January 1, 1928, amounted to \$142,677.03.

The farmers' income from butterfat manufactured in 1919 brought \$134,448.50 and in 1927, \$339,692.84. The value of total annual business transacted increased from \$146,895 in 1919 to \$603,693 in 1928.

Notes payable in 1927 amounted to \$26,000; bonded indebtedness, to \$10,000; capital stock, to \$13,250. Permanent improvements came to \$89,502.71. Surplus was more than five times the outstanding capital stock. The average price received for butter per pound by the cooperative was 45.07 cents; the average price paid to farmers for No. 1 butterfat per pound was 51.54 cents.

There are three main departments—the creamery, the feed department, and a department that deals with such products as poultry, eggs, and hides. The plant consists of four principal buildings in town and a small exhibits building on the fairgrounds. (Fig. 1.)

In the feed department the company buys and sells grain feed, seed, cream cans, poultry supplies, remedies, and flour, not only to members but to others; these are sold on a basis of 10 per cent over cost. It grinds feed in its mill, mixes feed, sells fruit, cracks and



FIGURE 1.—Farmers' Cooperative Creamery, and its employees, Mora, Minn. The assembly hall is on the second floor in the large building at the right and the women's rest room is in the lower left corner

grades corn, and hulls oats. The cooperative is a member of the Land O'Lakes Creameries (Inc.). It won the championship of the State for workmanship and efficiency in butter making.

Its far-seeing leaders have not depended entirely upon operating on correct economic principles. Social interests have been closely correlated with the economic interests from the beginning of the enterprise. The institution is known as "our company." It is the headquarters of the farmer and his family when in town. Its democratic control prompts him to study the economic principles necessary to its success. More than a thousand stockholders and patrons attend the annual meeting and picnic held at a near-by lake.

In planning the present creamery building in 1922 these farmers and their leaders recognized the interdependence of economic and social factors. A comfortably furnished rest room was provided on the front-left corner of the creamery building, on the ground floor and easy of access. Here an average of 20 farmers' wives and their children daily rest from shopping or await the termination

of the men's business at the creamery. The second story of the creamery building was built as an auditorium and kitchen.

The creamery building is of pressed brick and is 70 by 72 feet. (Figs. 2 and 3.) The auditorium is 48 by 60 feet and has a concrete floor and a large, well-equipped stage. Seats are provided for 450 people, and there is a piano. The kitchen is equipped with water, an electric stove, and dishes to serve 250 people. An anteroom, a committee room, and cloakrooms are on this floor. The building is so constructed that people in the auditorium are not annoyed by the operation of the creamery below. This second floor of the building is a real community center extensively used by farmers and townspeople alike.

The management holds tuberculosis clinics in the auditorium under the direction of a doctor from the State public health service and

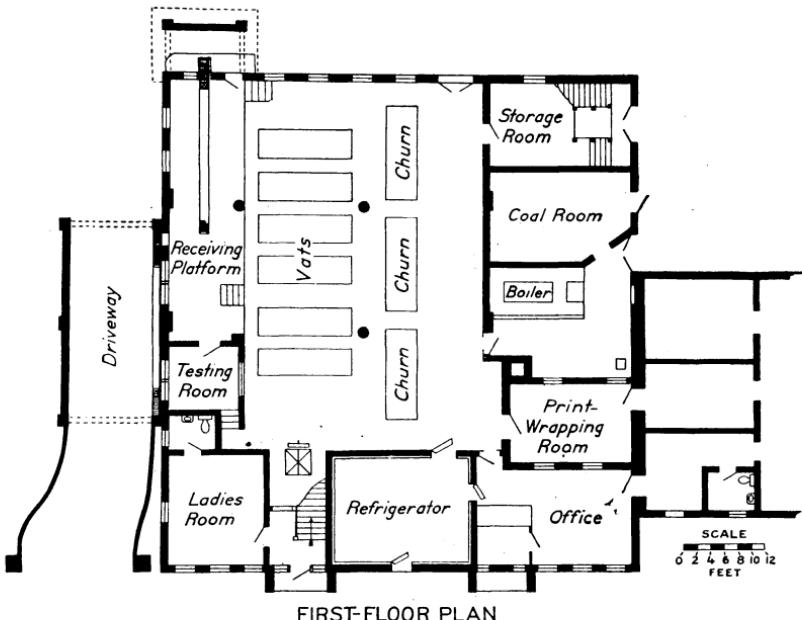


FIGURE 2.—First-floor plan of the Farmers' Cooperative Creamery, Mora, Minn.

a local nurse. Better homes week is celebrated. Among the organizations that hold meetings in the building are the Guernsey breeders' association, the Holstein breeders' association, the cow-testing association, the commercial club, the American Legion and its woman's auxiliary, the Modern Woodmen, the Mora town band, several church societies, the directors of the cooperative, and the stockholders.

Once a year there is a meeting of the members of the cooperative. Fourteen hundred people were served luncheon at the 1927 meeting. Banquets are held by the butter makers of district No. 2 (six counties), the bankers, and the Izaak Walton League. Religious meetings are frequent, as are church suppers. There is an annual county poultry show. The auditorium is open for lectures, local plays, and entertainments of all kinds. The company encourages the use of the hall for all public purposes, and township elections are held here.

The original cost of the creamery building and equipment was \$42,901.36, itemized as follows: Building contractors, \$29,407.95; drilling well, \$354.38; sewer connections, \$81.22; plumbing, \$4,150; refrigerating plant, \$3,075.47; automatic scale, \$425; pump, \$855; electric wiring and motors, \$1,157.66; piping equipment, \$1,938.68; vault door, \$150; architect, \$1,366.

Creamery machinery to the value of \$10,028.48 was later installed. The equipment in the auditorium is valued at \$613.76.

The cost of the building, \$42,901.36, was financed largely by issuing bonds, the principal on which was to be retired gradually by a 2-cent per pound deduction on all butterfat purchased from the

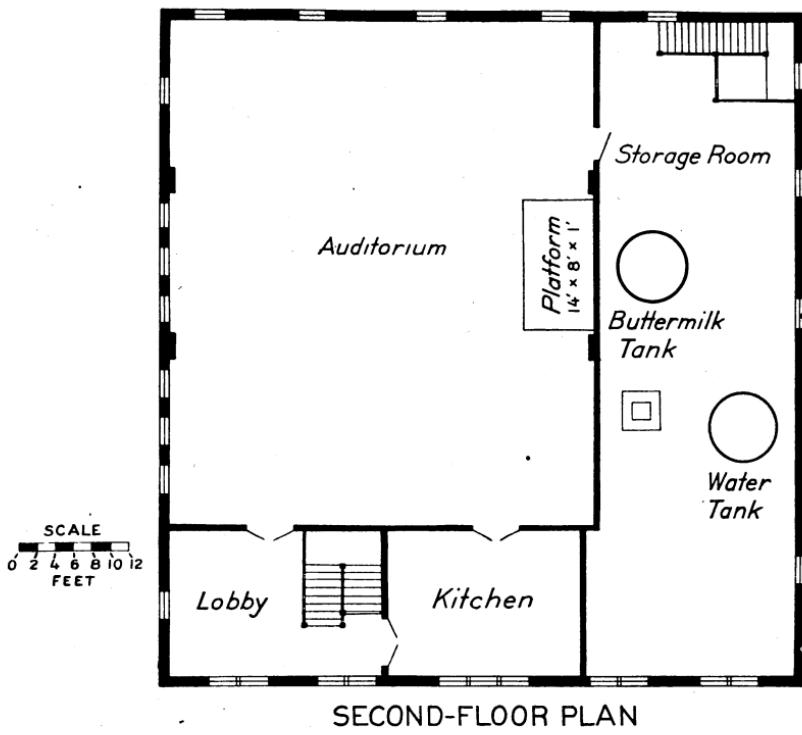


FIGURE 3.—Second-floor plan of the Farmers' Cooperative Creamery, Mora, Minn.

farmers. This deduction was later reduced to 1 cent per pound. A debt of \$10,000 remains to be paid, but could be cared for at any time if necessary. The village gives \$6 a month toward the maintenance of the rest room.

The cooperative is controlled by a board of nine directors, three elected annually by the stockholders. The directors elect their own officers. There were 343 stockholders and 443 patrons in 1928.

This building is the center of the economic and social life of the whole community. Business men of the town and farmers meet here; thus the business men become interested in the success of the farmers' enterprise, and farmers become interested in the problems of their trading center.

Officials of the company and farming and town people express complete approval of the results. The innovation of having the

social center above the creamery was a complete success. One company official believes they could scarcely get along without their social center. The building is considered satisfactory in every way.

This cooperative creamery company was not successful in its early years, having become disorganized on account of factionalism. A local minister is given credit for having gone among the members of the organization, composed largely of Swedes, Norwegians, Danes, and Americans, consulting all factions, promoting accord, and welding together a harmonious, successful organization.

#### CHEESE-STORAGE BUILDING

Clark County, Wis., was settled comparatively recently, but it is one of the first counties in the State in cheese production. The Central Clark County Cooperative Storage Co. erected a building at Greenwood for the cold storage of cheese which is brought in from a number of small factories in the county. The farthest factory is 18 miles away.

The storage company was incorporated May 11, 1925, and the storage building is leased to the National Cheese Federation, Cooperative, a state-wide organization that markets cheese for several hundred local factories. Previous to the organization of this federation the output of the local factories was marketed individually. About 2,200,000 pounds of cheese is stored annually in the local warehouse.

The promoters of the building considered that more than a simple warehouse was needed. Something was required that would make it possible to bring the farmers together in a social way and thus strengthen their morale and heighten their loyalty to the local organization. Therefore, it was decided to include a public hall, a kitchen, and a farm women's rest room. The manager of the company stated that since it was a farmer's organization he thought the farmers should have some place in the town that they could call a home.

The building, erected in 1927, was built around a former flour mill containing many large pine timbers. The mill was partially torn down, then reconstructed, and an addition was placed at each end. The main part of the building is of two stories and is 36 by 40½ feet. The additions are one story high; the front one is 36 by 32 feet, and the rear one is 36 by 40 feet.

Except for the rest room, the first floor is given over entirely to the business of the enterprise. The rest room is near the front, is 12 by 12 feet, and is connected with toilet. It is furnished with couch, tables, and easy chairs and is heated by steam. The remainder of the first floor is given over to a well-equipped office, a wash room 40 by 36 feet, a cold-storage room 36 by 40 feet, a supply room, and a storeroom.

The second floor contains the assembly room (41 by 36 feet), a well-equipped kitchen, and a storage room. The assembly hall has a raised platform, a hardwood floor, seats for 200 people, and an organ.

In the basement is the ammonia plant and boiler, another cold-storage room, and a coal room. Steam heat and electric lights add to the comfort and efficiency of the building.

For the old building \$5,600 was paid. Expenses of reconstruction amounted to \$9,583.03 and machinery \$4,200, making the total cost of the building \$19,383.03. The cost of finishing the assembly hall was \$350. Voluntary labor contributed considerable work.

The storage company was incorporated for \$20,000 at \$50 per share. Shares to the value of \$12,000 were sold in 10 days. As enough shares were sold at once to pay for the contemplated building, a loan of \$7,100 was made, after \$12,900 had been realized from the sale of shares. The company is confident that it can repay the loan in a number of years from the receipts from rentals, entertainments, and dances.

The company received \$2,200 rental from the national federation in 1927 for storage use. This covers all overhead expenses and a 6 per cent dividend on the share capital of the storage company.

In 1927 the storage company had 222 shareholders, of whom 200 were farmers. The company is governed by a board of five directors, elected annually by the shareholders. The board elects from among themselves the usual officers.

When the building had been in use only six months, including one winter, it was rapidly becoming the farmers' community home. The county agent had used the assembly hall for several county meetings, and the county calf club was meeting there. It is the meeting place of the Society of Equity, the farmers' store company, the American Legion, the stockholders of the company and the company directors, and of general farm assemblies. A number of dances have been given by the building committee, the profits of which have furnished the kitchen and rest room. From the first dance \$90 was cleared after purchasing two oil stoves and dishes to serve 200 people.

The stockholders of the storage company are well satisfied with their building and with their efforts to form a community center that would bring their economic and social interests into mutual cooperation. Reconstructing the building had its difficulties, but they were in immediate need of a new building, the people were in an approving mood, and at that time, late fall, they could not well have built new foundations. The manager of the company expressed his strong approval of the idea that the members of the company should mix business with pleasure. He believes that women play a greater part in our economic affairs than is generally realized and that when they are thus given a chance to make effective use of their interest the results greatly benefit the company, especially in sustaining the morale of its members. He believes that many people who are not members come to the social meetings in the building and become interested in the business of the company.

#### POTATO GROWERS' ASSOCIATION BUILDING

The Hastings Potato Growers' Association, Hastings, Fla., is a nonstock, nonprofit, farmer owned and controlled business cooperative operating about a town of 761 population.

It was organized in the fall of 1922 by a small group of farmers, many of whom had been members of a large cooperative that had ceased to exist. In organizing the new company special attention was given to the ideas of democracy of organization and the appeal of social interest.

The total assets of the company on June 30, 1927, were \$213,534.57, over one-half of which is represented by income-yielding investments, stocks, and bonds. Buildings and equipment used for the operation of the business are valued at \$39,546.08. There are no liabilities other than those to members represented chiefly by the reserve fund. Up to June 30, 1927, the reserves refunded to members in cash amounted to \$78,875.

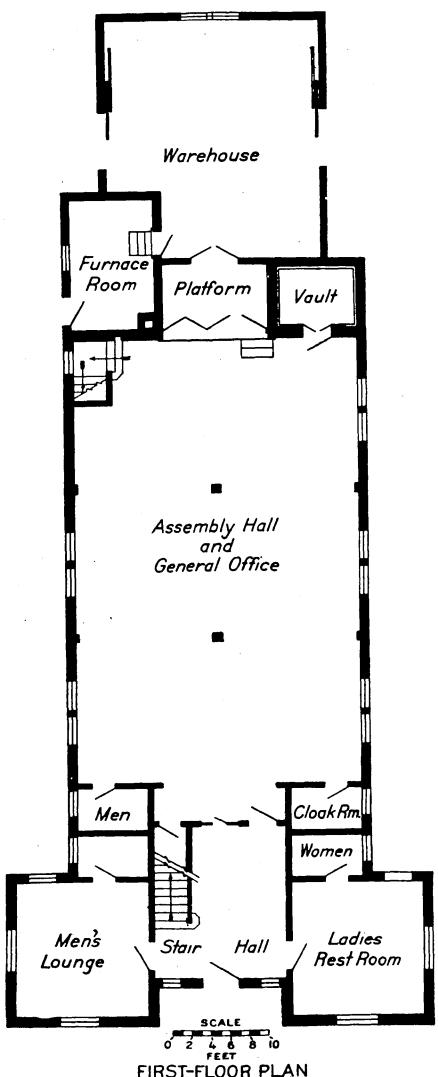


FIGURE 4.—First-floor plan of the Hastings Potato Growers' Association Building

is of hollow interlocking tile construction, stucco with stone trimmings on the outside, and hardwood and plaster in the interior. (See cover picture.) It is 45 feet across the front, narrowing 16 feet back to 32 feet, and later to 24 feet; the lower floor length is  $10\frac{1}{2}$  feet. It was designed primarily for business use but was so planned that it could be readily adapted to social uses other than those provided for in the original architect's draft.

The association began its work in two small rooms and later moved to a larger room. The business increased to such an extent that a building especially planned and owned by the association seemed to be needed. Moreover, the manager and directors felt that a building conceived as "the economic and social home of this group of farmers," in which each farmer had a share, would promote the loyalty of the members, typify the group idea upon which the organization was based, conserve its democratic ideals, and enlist the interest of the wives of the members in the business. The lack of interest among the wives of members, through ignorance of the aims and workings of the organization, had seemed to be one of the causes of the failure of many farmers' business cooperatives.

The building was planned by an architect, but embodied the ideas of the manager of the association. A plot of ground was selected on the boulevard less than one-half block from the railway.

The building, dedicated in March, 1927, is two stories high,

At the lower right front is a women's writing and rest room, 16 by 16 feet, and at the left is a lounging room of similar dimensions for men. Back of each are toilets and cloakrooms with tiled floors, each about 5 by 8½ feet in size. The entrance hall, 14½ feet wide, which separates these rooms, has a stairway leading to the second floor. At the rear the hall leads to the large central office room, 50 by 32 feet, where are housed the accounting and field forces. (Figs. 4 and 5.)

At the rear center of this office room is a stage about 10 by 12 feet in size, at the sides of which are the heating and water plants and a 2-story vault. This large office room and stage were designed with a view to making it possible to clear the office room readily and turn it into an auditorium with a seating capacity of 300 people. This can be done in half an hour by three men. A stairway leads from this office to the second floor. Back of this office is a storage warehouse, 25 by 24 feet, with a covered loading platform extending along the right side.

The manager's office was originally placed on the second floor, above the women's rest room, with the stenographer's office in the rear. Later, to obtain more privacy, a room in the rear near the vault was partitioned off for his use, and his original office became a reception room. At the left, above the men's lounging room, is the directors' room, with toilet and cloak rooms. The remainder of the upper floor is occupied by the traffic and field forces. The building is provided with a private leased telegraph system and with extension and outside telephones. The organization has its own artesian well, and in the building is its water-softening plant from which water is carried through the entire building. On the premises is the company garage, 32 by 36 feet, of the same material as the office building.

The building is attractive, and the grounds are well kept. The cost of the building was \$28,900; that of the equipment, \$4,000; and that of the grounds, \$6,000. There were two cottages on the 2 acres of ground purchased, from which \$25 per month rental is received.

The building was financed from money in the reserve fund. At the end of 1928 about one-half of the cost of the building had been paid back to the reserve fund, and it is expected that all will be repaid by the end of the fifth year.

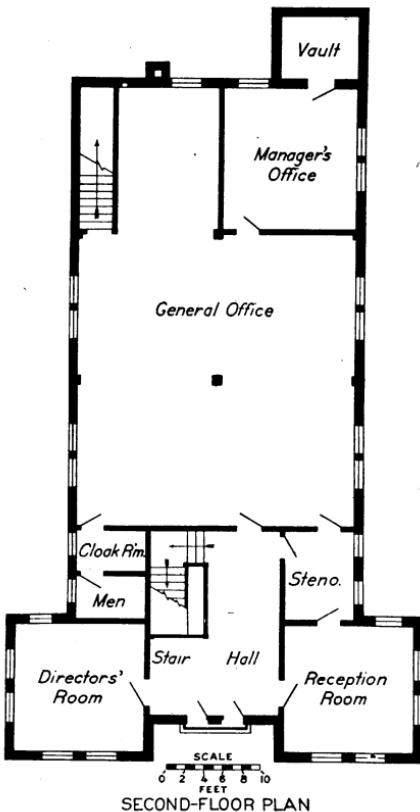


FIGURE 5.—Second-floor plan of the Hastings Potato Growers' Association Building

The policies of the association and of the building are formulated by a board of nine directors.

After one and a half year's use the organization evaluated the physical aspects of the building as follows:

(1) General arrangement: The placing of the various departments is convenient and consequently business friction and loss of time are reduced, and the morale of the working force is increased. People may come in to see the manager without interruption of other business. The inside telephone exchange, with the operator available to receive visitors, facilitates this. (2) The women's rest room: The wives of members come to town and use this room through right of ownership. At the same time they become acquainted with the business of the organization and its officials and employees. (3) The men's lounging room: Similarly, the farmers use this room. They feel free to come in and talk among themselves. (4) The convertible assembly hall: The building is not a community house, but a business-organization building. Thus, the social uses of the hall are not extensive, but it is possible to have a large hall quickly available for the various general meetings of the association and for special uses when needed. This arrangement of the building also results in a considerable financial saving.

Efforts of the management to evolve an organization and erect a building that would be economically efficient and conducive to the social welfare of the members were evaluated as follows:

(1) The wives of members are made to feel an interest in the building, and thus in the organization itself. Through use of the building they come to understand the workings of the organization and its worth and to take a sympathetic interest in its purposes and difficulties. Since the home maker is an important element in the success of the farmer, and since her success in home making depends greatly on the husband's financial success (and on her handling of the family purse) it is only the part of wisdom that both partners have an understanding and appreciation of the means of financial success. (2) Financial ownership in the building stimulates the interest of the grower's family in the success of the association. Members bring their friends to see the building they own. (3) Ownership in the building promotes that democracy of organization and social welfare of members upon which the management depends so largely for its business success.

#### GROWERS' ASSOCIATION BUILDING

Plant City, a town of 3,729 population, is in the eastern part of Hillsborough County, in the fruit and vegetable section of Florida. The Plant City Growers' Association was organized in 1916. It is engaged in the retail mercantile business, and aims to handle everything the farmer needs in his business, including groceries, meat, feeds, farming implements, fertilizers, insecticides, and crates for fruits and vegetables.

From a business point of view the organization is not strictly a cooperative. It is incorporated, and in May, 1928, had 170 stockholders, of whom 140 were farmers or producers. Some stock is held by local business men.

In 1921 the association erected a building for its business. Recognizing the advantages of relating the social activities of its members to their economic interests, it included in the floor plans of the building provision for an assembly hall for the use of its members and others, and a rest room. The first-floor plan included some storerooms for rental purposes to other business concerns, and the second-floor plan made similar provisions for offices.

Practically since the opening of the building the county agent and the home demonstration agent have occupied offices in the building, which, with the assembly hall, are centers for much business and social activity.

The building, of brick with stone trimmings, is two stories high and 205 feet square, and gives the impression of being a good, substantial business and office building. It is located in the heart of the city on a corner lot. On account of the warm climate the lower story is protected by a permanent awning around the street fronts. (Fig. 6.)

The front half of the first floor is occupied by the grocery store and meat market of the association and by three business concerns, each of which rents a room from the association. The rear half is one large room given over to the sale of feed, hardware, crates, etc.

The front or west side of the second floor has six rooms designed for rental purposes. The county agents are furnished two of these rooms at actual expense. On the south side are a rental room, the association's produce buyer's office, general office of the association, and the large assembly hall. Back of these offices is a passageway leading to the assembly hall. Nearly all of the northeast part of the building is given over to use as the warehouse of the association.

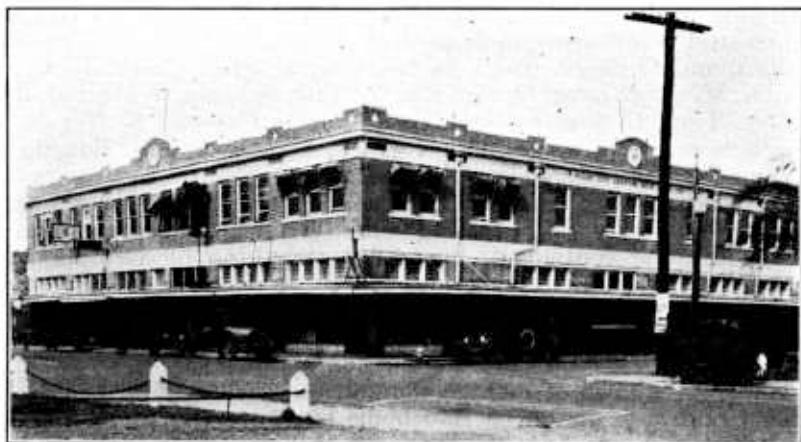


FIGURE 6.—Plant City Growers' Association Building, Plant City, Fla.

At the back of the warehouse, opening on the passageway, are an office supply storeroom, a men's toilet, and a women's rest room. The building has electric lights and is furnished with city water.

The items entering into the cost of the plant were: City lots, \$8,000; building, \$34,000; store fixtures, \$5,964.36; total, \$47,964.36.

The building was financed by the sale of stock to members. For the maintenance of the building a rental of \$175 per month is received from the outside agencies that occupy rooms. The building is owned by the association, and the building and the business are controlled by a board of directors with the usual officers.

Groups that use the assembly hall are the directors of the association and the stockholders; the Hillsborough Poultry Association; the officers of the Farmers and Merchants Bank; boys' clubs for corn, pig, truck, citrus, calf, and poultry growing; girls' and women's sewing, conservation, poultry, home improvement, flower, gardening, and nutrition clubs. Other meetings of various kinds are held by the farmers and the county agent, accompanied by dinners and other forms of refreshment service and social features.

Not a little of the success of this farmers' association is attributed to their building in which their business and social interests mingle, interests which tend to cement the loyalty of the members to the corporation handling their business.

#### HOME ECONOMIC BUILDINGS

The women farm home makers in some districts have been active in promoting buildings in which to conduct those common home-business interests that help toward the success of both home and farm. In their home-business buildings they usually make provision for those social interests which make for economic success.

The extension program of the national and State extension forces has been the chief factor in stimulating the mutual home industries of women and girls, causing them to organize and in many instances to erect buildings where they can meet to learn new practices and develop their industries under the binding force of social interest.

Many home demonstration clubs rent quarters in other buildings or use community buildings, but many have built or acquired their own buildings. Notable examples are found at Hope Hull, Smyrna, Selma, and Winterboro, in Alabama; at Ringgold, Bowden Junction, Bolton, and Orchard Knob, in Georgia; at Steel Creek, N. C.; at Union, Miss.; at Lynn Grove, Ky.; at Port Stanley, Wash.; at Pear Valley, Tex.; at Austinville, Va.; at Parma Corners, N. Y.; at the Clothier community, Norman County, Okla.; and at Rancho de Atriscas, Bernalillo County, N. Mex.

In the last place, an open-country community, the women organized the Housekeepers' Canning Club, erected a building, and installed canning equipment, financing everything by receipts from entertainments. Here the women gather to do their extensive canning of vegetables, fruits, and meats in common, and to hold their social events.

#### HOME BUREAU COMMUNITY HOUSE

The rural women of many communities in New York, as in some other States, are organized into home bureaus. The home bureaus were largely inspired by the State agricultural college and are supplied reference material for their work by the college. They work in cooperation with the farm bureaus and the boys' and girls' clubs. The local groups are branches of the county groups, which, in turn, are federated into a State group. These county women are thus enabled to pool their experiences for mutual benefit.

At the end of 1928 there were 63 members of the West Hempstead home bureau on Long Island, in a district given over largely to truck farming and market gardening. Until 1921 the bureau met in the school auditorium. As this was not always available and as they wanted a place where home demonstrations could be given readily and where large community gatherings could be held conveniently, the club voted to incorporate and build its own club and community house.

The building, erected and owned by the West Hempstead Home Bureau Club (Inc.), was opened for use in February, 1922. The total cost of the plant was \$4,823, of which \$4,300 was for the original building, \$400 for an addition to the kitchen, \$75 for chairs, and \$48 for tables.

The building was financed by \$1,100 from the bureau treasury, which had been gradually accumulated from subscriptions and

receipts from entertainments, and by a loan of \$3,200, for which a mortgage on the building was given. This loan has since been reduced to \$2,500 by means similar to that by which the original \$1,100 was accumulated. In 1928 the club had \$400 in its treasury.

Considerable voluntary labor was used in the erection and equipment of the building. The lot, 40 by 100 feet, was donated, as were a gas range for the kitchen and some furnishings.

The building is maintained at an expense of about \$127 per year, of which \$15 is for coal, \$12 for lights, \$15 for gas, \$15 for care of grounds, and \$70 for taxes. Money for maintenance expenses and for repaying the loan is obtained through receipts from suppers, plays, and entertainments given in the building.

The title to the building is vested in the Home Bureau Club (Inc.). An elected executive committee of five members, with the usual officers, has charge of the building and of the affairs of the club.

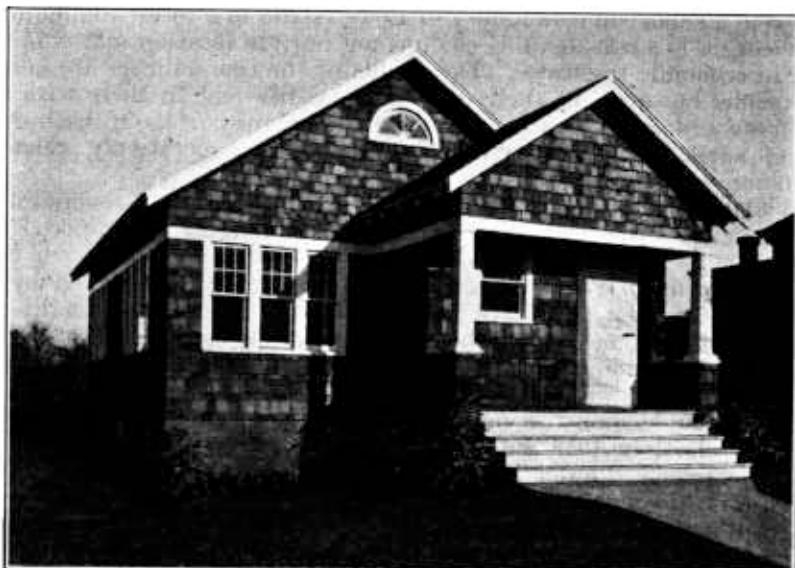


FIGURE 7.—Home Bureau Building, West Hempstead, N. Y., when completed in 1922

The building, 25 by 44 feet, is of one story and has a cellar under the main hall. The hall, 24 by 35 feet, will seat about 125 people and is equipped with chairs, tables, and a piano. At the rear is a kitchen equipped with gas and coal ranges, dishes, and cooking utensils. A 1-pipe furnace provides heat, the lighting system is electric, and water is supplied by a pump in the kitchen. It has a large, substantially built front porch. In recent years the lawn has been seeded to grass and shrubbery planted. (Fig. 7.)

The building is used by the local home bureau for all of its business and social activities. The home demonstration agent uses it for demonstrations and class work in clothing, millinery, foods, canning, nutrition, and other projects, as well as for the social events of the club members. Banquets are held in the large hall. County-wide home bureau meetings often take place here. Every September a community fair is held in the building by the local home unit. A special exhibit of the products of club work, including sewing, food

and canned stuffs, vegetables, and flowers, is included in this exhibit and many prizes are received from the fair association. The building is available for other community events. The union Sunday school has used it for several years. Community parties, suppers, and entertainments are frequent.

This home bureau is in suburban territory only 25 miles by rail from New York City. It has perceived from its beginning that the combination of social and economic interests is a key to successful rural-community efforts. In the use of this building each of these influences is used to reinforce the other. Said a club leader:

The building is satisfactory and adequately serves the community, with the result that we now have community interest and community life in a metropolitan suburban community surrounded by communities with no community interests, life, or center.

#### HOME DEMONSTRATION CLUB HOUSE

From a suburban community of Long Island to a forest community of Georgia is a considerable change, not only in location and climate but in economic resources. The people of the communities are much the same, however, in their outlook upon life and in their wish to promote and conserve a high standard of country life. In both districts such aims are striven for through cooperatively related economic and social forces.

Beulah is the term applied to an open-country farming community, several miles from Carrollton, Ga. The community is composed of from 100 to 150 farming people, who are rather isolated from the nearest town, Carrollton, because they are almost surrounded by a river and a creek and have inadequate road and bridge facilities. The forest stretches along the river and creek beds. Education is provided in a primary school located on a small tract of land from which the forest was removed.

The home demonstration girls' club was organized in the old 1-room school in 1918 with six girls as members. The community and the school showed little interest in the club at the time, but when a rival community received the silver loving cup donated by a Carrollton bank for the best girls' club work the women of the community became interested.

When, at the county fair, the girls' club had an exhibit but was scored low, the women organized, meeting in the kitchens of members, and this women's club was at least partially responsible for the building of a new schoolhouse and the renovating of the church. The next year the Beulah girls' club received the county-fair prize, the silver loving cup. The women also had an exhibit at this fair and won the second prize of \$75. The community had become thoroughly awakened.

The success of the club work, even with no regular and convenient places for the two clubs to carry on their activities, aroused a demand for a club building. The women called a meeting at the home of a member, and six men were among those who attended. At a public meeting a week later one of these men explained the importance of club work and the need of a building, offering to give logs from his farm toward its construction. Other men made similar offers. A community log-cutting day was set. The pastor of the local church added his influence.

On log-cutting day the trees were cut and the logs hauled. The next week there was a community log raising, the women furnishing dinner, as usual, in the schoolhouse. Boards were hauled to town to be dressed for flooring, and in a series of community meetings the building was erected. (Fig. 8.)

In May, 1925, the building was dedicated at a great community rally, with addresses by the judge of the State superior court, a Congressman, and a State senator. The women prepared a free barbecue for 200 people. Club girls in uniform served the dinner on tables built in the grove.

The building is located on the corner of the school grounds 150 feet from the school and 10 feet from the woods, on land cleared for the purpose. The floor is of pine boards, the ceiling of undressed birch covered with boards made locally and local "writhing board" shingles cover the roof. The doors were made locally, but the windows are of ground glass left over from a reconstructed church



FIGURE 8.—Home demonstration log club house, Beulah, Carroll County, Ga., with a community group in front

building. Rag rugs made by club girls are to be replaced by hooked rugs made by the girls. Seats for 40 people are of puncheon logs or smooth-faced slabs, with wooden legs. These are augmented by six purchased chairs. Homemade straw brooms are used to keep the floor clean. Furnishings consist of a kitchen cabinet, dishes, oil stove, sewing machine, and homemade tables.

The actual cash outlay for the original building was \$28 spent for nails, locks, hinges, and the dressing of floor boards. Original and added equipment and furniture cost \$75. Everything is paid for, the money coming from receipts from "showers" given in the building. Ownership is vested in the home-demonstration clubs of 30 women and 18 girls, although the building was erected to serve club work and community purposes.

Each club uses the building bimonthly for its regular club meetings and at other times for special work. Girls' club work consists of projects in poultry raising, gardening, cooking, sewing, health, and home beautification. The women's projects are much the same

but include child training, school lunches, and the sponsoring of such community activities as school and church improvement and butter-making contests.

Farmers use the building for meetings for the cooperative buying of fertilizer and seed. The purchased material is distributed from the building. Products for display at county and other fairs are assembled here. Specialists from the college of agriculture give stereopticon lectures on various farm and home practices. Social uses include the local meetings in a series of county community meetings, quilting parties, young people's parties four times a year, and community rallies with dinners served under the trees.

This club and community building in an isolated farming locality has had a regenerating effect on the community. Erecting the building has taught the farmers and their families, who are naturally independent and conservative, what can be done by cooperative effort toward the betterment of rural economic and social conditions in a community of little wealth. It has succeeded in bringing together diversified elements in the community. Farming people here have learned that it is not necessary to depend on the town for social diversion.

#### COUNTY WOMEN'S REST BUILDING

Rest rooms for country women to be used when in town on business are now rather common. Facilities for rest, refreshment, and for the care of children are often provided. A matron is usually in charge of the room. If the room is furnished by a bank or store, the country women are likely to feel that they must deal with the firm if they use the room. Again, it may be provided by a town commercial organization with the inducement to trade in the town as a motive.

More often such buildings are established by women's organizations really interested in the welfare of country women. Money received from public contributions or receipts from entertainments are often used in financing and maintaining the rooms that are not provided by business houses.

In recent years towns themselves have established such rooms, financing and maintaining them with public money. The motives here are mixed. The inducement to trade in the town is prominent. Another motive is the growing tendency toward town and country cooperation. This includes the idea of extending courtesy to guests, together with a gradually dawning realization on the part of town governments of their obligations to those from without the gates upon whom the business of towns depends.

Country women generally appreciate the facilities thus provided and make use of them, but they are sometimes deterred by a feeling that they are using them by favor rather than by right. County governments are now meeting this feeling by providing rest rooms in most of the new county courthouses, but this is not entirely satisfactory, for women are not naturally attracted to a courthouse with its prison, its public trials, and the class of people who sometimes gather there. In most rest rooms, no matter where located, only the most common comforts are provided, and little attempt is made to make the place homelike.

Marshall County, Tenn., has gone a long way toward overcoming the limitations of the usual rest room. Through county taxation alone it has provided a complete new building.

Marshall County has a population of 17,375 people, mostly rural. Lewisburg, the county seat, has 2,711 people and is near the center of the county. The town is largely dependent upon agriculture for its existence. There are the usual number of small villages in the county, the largest of which has only a few hundred inhabitants. The remainder of the county population are farm people. Lewisburg is the natural trading, political, and judicial center of the county.

There was the usual need for a rest room for country women in Lewisburg. When in town for trade or social purposes there was no place for the women to go between business errands or while waiting for others. Mothers carrying children and purchases in arms and leading other children by hand walked the streets or waited on corners. Country women were accustomed to such conditions and accepted them, but the town women planned a remedy.

A county rest room was proposed by the town women. The country women were interested in the proposal, but were not very hopeful. The more the idea of county action was considered the more it seemed that country women were entitled not only to a rest room but to a rest building in order that proper facilities and care should obtain.

The proposition was voted down three times by the county authorities. Country women, long inarticulate in such matters, did not know how to use their influence, but gradually they became united, forceful, and explicit in their demands and the 3-year campaign succeeded.

Now, on the main street, in the heart of the business section of the town, is found the county women's rest building, neat, attractive, well furnished, and well cared for.

The building is a 1-story brick structure with a rear basement. A deep porch with a stone floor, included under the main roof, extends across the front and part of one side of the building. (Fig. 9.)

At the front is the reception room, 22 feet square, which has a fireplace and is furnished with easy chairs and tables. Three rear doors lead into a toilet, a closet, and a hall extending to the side entrance of the building. Back of this room is another room, 20 by 20 feet, arranged as a nursery. It is furnished with two beds, a crib, chairs, tables, and a heater.

In the basement is a room in which simple lunches may be prepared and eaten. A well-furnished room 20 by 22 feet, in the basement, is used as a library. This is called the Marshall County library, but it is really a membership library, with a borrowing privilege at 50 cents a year per member. Three hundred books, together with magazines and reference material, can be loaned or consulted by those using the building. There is also a changeable-deposit collection of books from the State library. This local library loaned 500 books in 1928.

The building is under the control of the officials of the county court and is managed through a matron appointed by the court. It was financed by a county appropriation of \$5,000, supplemented by \$250 for equipment, and was built on a lot owned by the county. The matron receives \$25 per month. Other expenses of operation average \$10 per month.

Although this building is primarily for country women, business women of the town often use it, especially in the evening, and the

library has a widespread use. The county home demonstration agent uses the building for meetings of her sewing and millinery classes near Lewisburg, for work in connection with the State vocational-education projects, and for food demonstrations for country women.

This innovation of using county funds to erect a rest building for the use of country women while in town on business appears to be a success and to meet with general approval. It seems to solve a recognized economic and social problem, other solutions for which have had their distinct limitations.

It has gone a long way toward making country women feel at home in the town, and they consider it their established bond with town people and town business and social interests. It has also dem-



FIGURE 9.—Marshall County Women's Rest Building, Lewisburg, Tenn.

onstrated that the country women are a power to be reckoned with if they have a just cause and insist upon what they believe is due them.

#### RURAL COOPERATIVE LAUNDRY

The farmers' laundry at River Falls, Wis., was first suggested by the Home Culture Club, composed of 30 farm women whose president had attended a State meeting of the Wisconsin Country Life Club at which the general subject was discussed.

Believing that great economic and social advantages would accrue to rural people through its establishment, the farm women interested the town women, and a canvass was made of the countryside for initial funds through stock subscriptions, although service rather than financial gain was the object. Meanwhile the dean of the State

College of Agriculture had offered a \$300 prize for the first successful cooperative laundry in Wisconsin to be established, patronized, and operated for three years by farm people.

A company was formed and incorporated with capital stock of \$10,000, each share valued at \$10, and each stockholder limited to one vote. A sale of 854 shares resulted, about equally divided between town and country, the majority of stockholders being farmers. A farmers' cooperative creamery building, abandoned when a new structure was erected, was purchased for \$1,000, and arrangements were made for the use of power and water from the creamery. Later a boiler was installed in the building, which then became independent of the creamery building.

The laundry opened in 1914 with a working force of 4 members and equipment, valued at \$3,500, sufficient for the family wash for the people of the local community. Later the force was increased to 20 members; a rough-dry system, and cleaning, pleating, and rug-

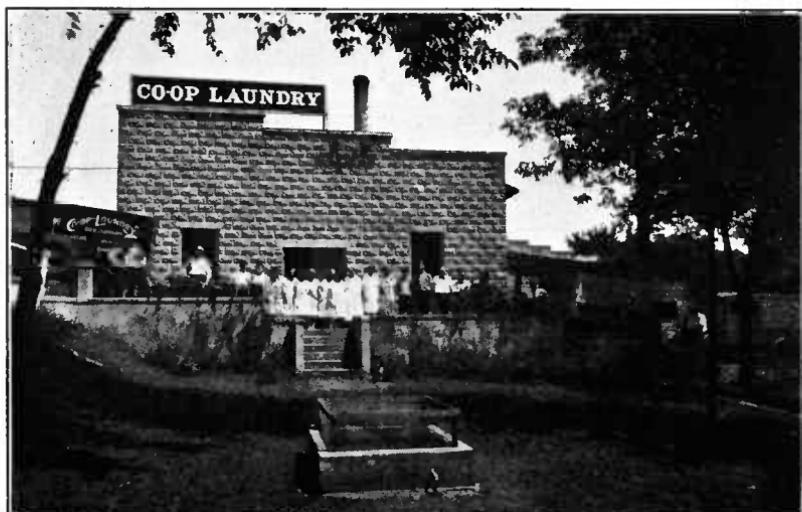


FIGURE 10.—The Farmers' Cooperative Laundry at River Falls, Wis., and the employees

cleaning departments were installed, three additions were made to the building and \$5,806 worth of equipment was added, all financed through new stock sales and earnings. (Figs. 10 and 11.)

This expansion was needed to meet the demands of an increasing clientele, some of whom lived 30 miles from the laundry. The clothes were brought to the laundry by three trucks, or sent by mail. A new building is now being planned.

On January 1, 1929, the building was valued at \$5,547.31. Total assets were \$19,138.04, with a total outstanding debt of \$2,843.48, accounted for chiefly by new machinery and building operations. There were over 1,200 patrons. The value of the business done in 1915 was \$6,857.27; of that done in 1928, \$27,798.58. Annual profits have been over \$1,000, 6 per cent being regularly paid. The laundry handles 4,500 pounds of washing per week on a 4½-day weekly pay roll of \$317.59. The general rate for dry laundry and flat work is 8½ cents a pound. One or more shares of stock, \$20 each, are held

by 240 persons. Farmers comprise one-third of the patrons. The board of five directors, elected by the stockholders, consists of country and town people, country interests predominating. The present secretary-treasurer helped to promote the company, and the present manager began as a delivery man.

#### FARM AND HOME ECONOMICS BUILDINGS

Buildings housing farm and home economic and social enterprises are more numerous than those of any other type. The grange, the Farmers' Union, and the equity societies in their local organizations have used this housing plan in a moderate way, believing that social influences are often an aid to farm business, and that the two should not develop separately.

Farm bureaus, more recently in operation, are stressing the value of the idea in their organizations, especially in their women's aux-

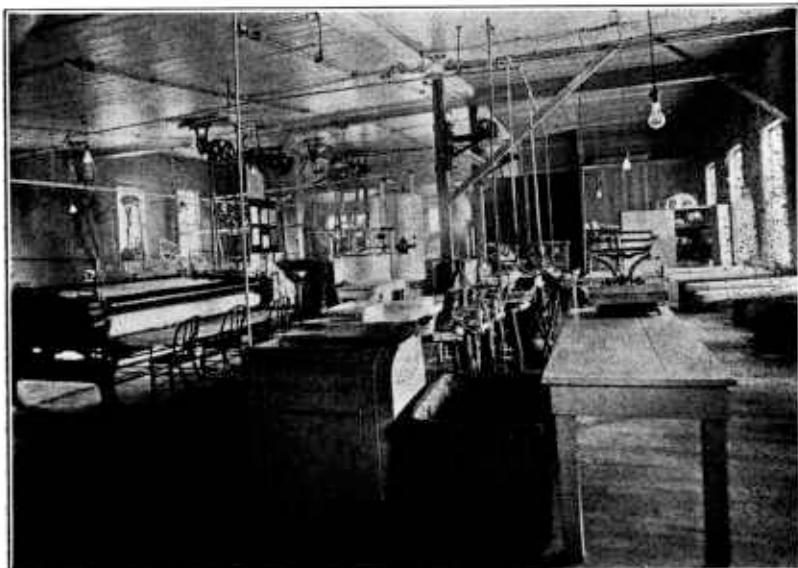


FIGURE 11.—The interior of the finishing department of the Farmers' Cooperative Laundry, River Falls, Wis.

iliaries. In their building movement they give concrete evidence of it, beginning with their locals. In local country communities they are erecting new buildings, or taking over abandoned churches and schools, or renting quarters in which their economic and social interests may be promoted cooperatively. In some places such local government units as the townships or school districts tax themselves, by popular vote, to assist in erecting such buildings. This movement is probably most active in the States of Iowa and California. Valuable county farm bureau buildings are also being erected or acquired.

The extension movement has resulted in the erection or acquisition of buildings promoted by the community as the headquarters for boys' and girls' club work. This tendency is rapidly growing. Related to these buildings are the fairgrounds buildings for the exhibition of club work, promoted by the community or the fair association. Another relation is found in the boys', girls', and women's

club camps, often with valuable buildings, that are being promoted by districts, States, and areas.

A notable tendency is for rural community buildings, largely social in their purpose in the past, to be erected to include farm economic activities. Thus they tend to become actual community buildings representing and uniting local economic and social interests. The McKinley Farmers' Club, in erecting their building at Kensal, N. Dak., gave as their aim, "To buy supplies in carload lots and save the middlemen's profits." The Orchard Homes Country Club, which has a building near Missoula, Mont., is given credit for the establishment of county extension work. The county agent of Logan County, Ill., gave the Emden community building a large share of the credit for the success of his work in that part of the county. The building at Stewardstown, W. Va., was a local extension project. Another example of the combination of economic and social activities is the extensive office building with recreational facilities for employees, which members may use, erected in 1928 by the Mutual Orange Distributors, a large cooperative at Redlands, Calif. The Fruit Growers Supply Co., a subsidiary of the California Fruit Growers Exchange, has erected a community building at Susanville for employees at a cost of \$45,000.

Many counties are erecting or securing buildings to house agricultural officials and economic and social interests. Augusta County, Va., has erected a \$100,000 building with a large auditorium, near the county courthouse at Staunton, largely for this purpose. Another variation is the stock sales or show community buildings. Examples are found at Argonia, Kans., Logan, Iowa, and Clinton, Okla.

#### COUNTY FARM BUREAU BUILDING

The county farm bureau of Macon County, Ill., was organized in 1918 with 300 members. The first headquarters were in a room 6 by 18 feet, in the courthouse.

In 1920, by a practically unanimous vote of the 800 paid-up members, they bought a recently constructed sales building and garage at a total cost of \$28,000. The terms were \$8,000 down, and a mortgage on the building for \$20,000, with \$1,000 due annually for 10 years, when the final \$10,000 payment was to become due. New furnishings came to \$1,000, and the erection of partitions to \$250. The \$8,000 paid down came entirely from membership fees.

In 1923 the producers' market was organized and in 1927 the Macon County Supply Co. The latter is a cooperative, nonprofit farmers' organization having for its purpose the giving of business service to bureau members by buying and selling materials for farmers. Total sales for the first year were \$84,830, with a net profit of \$6,417.

By 1928 this building became unsatisfactory as an investment, since its space could not be effectively used for the purposes intended. Near-by parking space for farmers was not available. It was decided to sell the building, a valuable one for its original purpose, and use the money to construct a new building, especially planned for the various growing activities of the bureau.

A building was needed so arranged that complete farm bureau service could be given effectively. This would include office space for the extension service and other organizations working with the farm bureau, a well-designed place for group meetings relating to

the farm bureau, to adult and junior projects, and to other activities, and a place for farm-product displays. A location convenient to the business section, with abundant parking space, was needed because of the increasing business of the market and the supply company.

The cost of the new plant is itemized as: Grounds, \$6,000; leveling of grounds, \$722; alley, parking space, and sidewalk paving and retaining wall, \$500; and the building, \$12,000; total, \$19,222. Old equipment was used and some added; with the \$2,022 reserve for depreciation this is valued at \$1,246, making the January 1, 1929, value of the plant, \$20,468.

The farm bureau sold its interest in the old building for cash. It received enough to pay off the old indebtedness and had a balance of about \$10,000. This was applied largely to the purchase of a lot for the new building, with the result that there is a mortgage on the new building of \$10,000.

The old building was occupied about a week less than six months during the year 1928. There was an interval of occupancy of rented

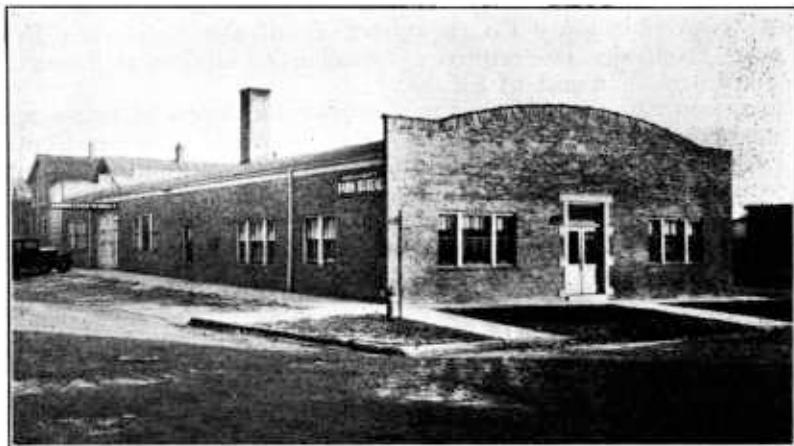


FIGURE 12.—Macon County Farm Bureau Building, Decatur, Ill., showing producers' market outside entrance at rear

quarters until the new building was occupied, about November 1, 1928. Maintenance expenses in the new building were about the same as in the old. For the year 1928, maintenance expenses for the old building were: Heat, light, and water, \$340.94; interest, \$715; insurance, \$43.50; furniture, \$300; total, \$1,399.44. Membership fees constitute the largest source of maintenance funds.

The building (fig. 12), a 1-story brick structure, 50 by 100 feet, is located two blocks from the business district on a lot that is 98 by 110 feet. The ground around the building was leveled and paved for automobile parking. To the right, as one enters the building, is the lobby, 30 by 18 feet. Beyond the lobby is a hallway, 10 feet wide at its entrance, leading to the combined market-assembly room in the rear. The right of the lobby is equipped with bookcases and tables. Back of the lobby, and separated by folding doors, is the director's and conference room, 19 by 22 feet. Back of this are the women's rest room and the men's rest room, each about 6 by 19 feet, and arranged with lavatory, toilets, and alcoves for clothing. These have hall entrances. At the left of the lobby and separated from it by a

counter is the general office, with desks for the county agent, the office secretary, the secretary of the county fair association, the county tuberculosis inspector, and the secretary of the supply company. Beyond the office are a stock room, 8 by 16 feet, the furnace, and the boiler room.

The rear is devoted to the produce market assembly room, 50 by 50 feet, with a second entrance from the side street. (Fig. 13.) With the movable market equipment taken away, this room seats 225 people as an assembly room. Gas is piped into the building, and electricity is available so that an arrangement for cooking may be made. The heating system is steam with a motor pump supplementing the return system. The lighting system is one of electric conduits with conveniently placed lights. City water supplies the building.

The producers' market originated with member farmers and their wives who wanted to sell produce direct. A bureau committee was appointed to study the matter, and the market was adopted by the



FIGURE 13.—The south and east sides of the market-assembly room of the Macon County Farm Bureau Building, Decatur, Ill.

bureau as a service project, with a committee in charge, which appointed a manager, a farmer, who receives about \$275 yearly for his services. Market day is regularly Saturday, additional days being used near holidays. Twenty or more booths are occupied each market day and a gross yearly business of \$30,000 is carried on, all net profits going to members. Among the products sold are baked goods, fresh pork and beef, butter, eggs, dressed chickens, cabbage, cheese, baked beans, whipping cream, and miscellaneous seasonal farm products. The market is popular with the town people and it is planned to extend the number of booths.

It was not contemplated that this building would become a social center, as the different farm communities usually formed their own social centers, but as the county agent expressed it:

We like to stress the farm-bureau building as a place where farmers may meet neighbors from the other parts of the county, and too, we feel that it is their city home, and a sort of clubroom where they can feel at home.

During December, 1928, over 600 people came to the building in addition to those who attended meetings. Folding doors between lobby and conference rooms make it possible to combine these rooms for small meetings to accommodate as many as 100 person. Thus, two meetings can be held in this building at the same time. During November and December, 1928, meetings in the building were held by the supply company; by schools for dairy feeding, farm management, and farm-accounting classes; by the fair association; by the poultry leaders; by the livestock-marketing leaders; by the home bureau, the farm bureau, the directors of the farmer's institute; and by the antihorse-thief association. The county 4-H club community show was also held here during that period.

The market room has been used for the program meetings for the opening days of the building, with 200 to 250 in attendance at each meeting; the annual meetings of the bureau, of the supply company, and of the fairground trust, and for rehearsals of the home bureau play. The old building was used also for the farmers' institute 3-day meeting and for their annual community shows; for dinners by the local churches; meetings of organizations of the local schools; by the boys' club and the 4-H club; by women's clubs; by 15 to 20 project meetings annually; for large group meetings held by the home demonstration agent and for joint boys' and girls' club meetings.

Because of this ownership of building by the county farm bureau all agricultural activities of the county have a convenient center, and time and money are saved for agricultural people and interests. The county agent said:

We are exceedingly well satisfied with our building, and the few people who were not much in favor of selling the old building and relocating are very much pleased with the new management and new location.

#### FARM CENTER BUILDING

Knightsen, a village of 116 people, is in a fruit-growing section of central California in Contra Costa County. The nearest town (population, 1,936) is about 15 miles distant. The two villages of 320 and 216 population are a few miles away.

The farm center, or farm bureau, had no convenient place to carry on its activities, as there was no hall in Knightsen or the vicinity. The organization had been using the 2-room schoolhouse, but this was inconvenient, for desks were too small and were fastened down. The farm center wanted a place for dances and moving pictures and for farm and home demonstration work.

It formed the Knightsen clubhouse corporation, adopted by-laws, and began to gather subscriptions. To every person who subscribed \$10 a certificate was given providing for life membership in the corporation. This certificate entitled the holder to vote at elections and meetings, even though not a member of the farm center. Voting privileges to farm-center members came automatically with the payment of the regular annual dues of \$10.

The building was dedicated February 1, 1921. It is a 1-story wooden structure consisting of two main parts. At the left is the main hall, 60 by 40 feet, with a stage 24 by 14 feet and dressing rooms. On the right side the structure is 40 by 40 feet and includes the dining hall and club room, kitchen, lobby, and toilets. There is a covered porch in front which includes a ticket booth. (Fig. 14.)

The equipment consists of many folding card tables, dining tables that will accommodate 100 people, folding chairs, benches, a piano, two heating stoves, and kitchen equipment which includes an oil stove and dishes to serve 200 people. The kitchen is provided with a sink, cupboards, and running water. Electricity provides light for the building. A moving-picture booth was first included in the main hall, but this was later removed, and the windows were wired when basket ball was included as an activity and moving-picture houses were established in near-by villages.

As often happens when men undertake the major responsibility in planning a building, mistakes were made in kitchen arrangements. The women soon rectified them, however. Narrow, high cupboards were replaced with wide, lower ones, more conveniently placed. Drawers for silverware, formerly under the sink, were placed under the new cupboards. A serving shelf  $3\frac{1}{2}$  feet wide was



FIGURE 14.—Knightsen Farm Center Building, Knightsen, Calif.

installed on one side. A kitchen table was made that fits under the serving shelf and that can be pulled out so that all four sides of it can be used. Having demonstrated what they can do, the women are planning the installation of an electric stove and a drinking fountain.

The first cost of the building and equipment was \$6,500. The two lots were a donation. Equipment expenses included the piano, \$650; tables, \$150; heater and ventilator for the hall, \$200; and chairs, \$150. A chimney cost \$75. Benches were made and donated. The cost of rearranging the kitchen, exclusive of voluntary labor, was \$85, the net receipts from two events. Dishes and an oil stove costing \$67.25 were already in the possession of the farm center.

When the building was completed there was a \$3,000 debt on it. Of this amount, \$2,000 was due to a bank and \$1,000 to three people who had advanced the money. Since then the \$2,000 debt has been reduced to \$1,500 and the \$1,000 debt has been paid, largely from receipts from entertainments given in the building.

Annual maintenance expenses involve, chiefly, electric lights, \$40; water, \$12; and insurance, \$20.

This building is in use practically every day. The local farm center uses it for its monthly business meetings, at which one of the county agents often gives a demonstration. Carload-lot purchases of chicken feed and other farm supplies are arranged for at these times. Fairs and product displays are held, as are frequent joint meetings with two neighboring farm centers. The farm center also uses it for theatricals, card parties, dances, banquets, and other forms of entertainment.

The building is used for monthly and special meetings by the county home demonstration agent, at which time demonstrations are given on nutrition, cooking, canning, home decoration, sewing, and kindred subjects. Once a month the 4-H clubs meet here and conduct demonstration work. There are occasional meetings of the Eastern Contra Costa County Chamber of Commerce. Schools have their graduating exercises here, and churches and Sunday schools use it. The local and federated parent-teachers associations meet here. Precinct primaries and elections are held in the building, as are meetings of political organizations. The officials said:

We could not have a live center without this building in which we are enabled to combine our economic and social activities, each reacting favorably upon the other. We are justly proud of our clubhouse and all it means to our community as an economic and social benefit.

#### TEMPLE OF AGRICULTURE

The Temple of Agriculture is owned by the Elephant Butte irrigation district, a farmers' organization of over 2,000 water users around Las Cruces, N. Mex., a town of 3,969 people. In addition to being the official and community home of the water users, the building is the headquarters of the county farm bureau, the local farm loan association, the United States Reclamation Service, and other organizations that serve farmers, and is the meeting place of a variety of farm organizations.

The farm bureau has 280 members. It organized the Southwest Irrigated Growers Association, a cooperative organization. Business men organized the Mesillo Valley Cotton Growers Association, not a cooperative.

Previous to 1921 the offices of the Elephant Butte irrigation district were in rented quarters. In that year it bought a building in a good location near the center of town and remodeled and equipped it. Other organizations relating to farming were assembled in the building. An assembly hall, rest room, and kitchen were provided, and the building became a business and social center. (Fig. 15.)

The building is a 2-story brick structure 71 by 33 feet. A hall runs through the first floor to a shed annex in the rear. On the left are the general office of the Reclamation Service, followed by the project engineer's office, the office of the manager of the Elephant Butte irrigation district, a women's rest room, and two toilets. On the right is the general office of the Elephant Butte irrigation district, its cashier's office, and a large room containing offices of the county farm bureau, the farm and home extension agents, and the Mesillo Valley Farm Loan Association. On the second floor, across the front, is a small assembly room in which the hydrographer of the Reclamation Service has an office. In the center is a combined as-

sembly hall and rest room, 48 by 31 feet, at the rear of which are a kitchen 9 by 19 feet, a pantry, and a toilet.

The assembly room is furnished with dining tables and chairs to serve 100 people, armchairs, couches, rocking-chairs, a desk, and a piano owned by the farm bureau. In the kitchen are a sink, two oil stoves, several tables, cupboards, and adequate dishes. Electric lights, steam heat, and running water are available.

The building was bought for \$6,000, with annual payments that would about equal the former rentals, and is now paid for. It was remodeled, a heating plant was established, and furniture was installed, making the present valuation of the plant \$14,058. The irrigation-district furniture is valued at \$3,000. The furniture and fixtures of the other services using the building are valued at \$2,000.

Total annual building maintenance expenditures for 1926 were \$1,501.16. Primary expenditures are: Janitor, \$600; fuel, \$160; and

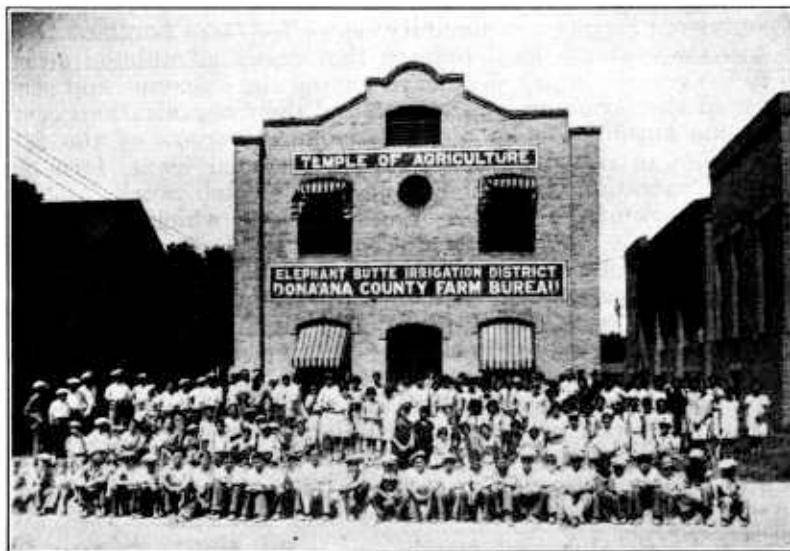


FIGURE 15.—Temple of Agriculture, Las Cruces, N. Mex., with 4-H club members

light, \$300. Water, if paid for, would be \$30. The Reclamation Service pays \$60 a month rental and takes care of the building and its maintenance. This is not the main office, as that is located in another building. The farm bureau pays no rent.

The water users elect a board of directors of nine members, who in turn elect their own officials. The directors have charge of the building. The assembly hall is in direct charge of a committee of women who are heads of local farm bureaus appointed by the directors of the farm bureau.

Except for the assembly hall, rest room, and kitchen, the building is used entirely for farm and home economic purposes involving a number of organizations and individual farmers.

The building is used for a variety of meetings that are economic in character. They include those of the directors of the irrigation district; of farmers considering irrigation policies, marketing, etc.; of the county farm bureau; of local farm bureaus; of the west re-

gional conference of American Farm Bureau Federation; of the Mesillo Valley Cotton Growers Association; of the Southwest Irrigated Cotton Growers Association; of the Rio Grande Valley Dairying Association; of local dairy interests; of the directors of farm loan association; of the poultry association; of the budget committee of county schools; of the ditch riders' organization; of directors of farm bureau men and women; of 4-H club leaders; of those coming to see farm and home demonstrations by the county agent and home demonstrator; of the county agent; of group leaders of the 31 locals; of those attending demonstrations by the State team of demonstrators (one of the locals); of the farm women's council; of the junior encampment committee; and of members of the handicraft schools. There are about 800 farm bureau and boy and girl club members.

Social uses include all the usual diversions. Farm and home demonstrations are usually followed by social features. The hall is rent free, but town organizations are not encouraged to use it, as it is considered largely a community center for farm families.

It was the common local opinion that many advantages accrue, both to town and country people, in having the economic and social interests of the farm men and women and their organizations center in this one building. The major economic interests of the farm people relate to reclamation, irrigation, financial loans, farm and home demonstration work, boys' and girls' club work, and the marketing work of the various organizations to which they are attached. With the various related economic services centered in this one building, all moving toward a common end, the officials and employees not only accomplish their own work more efficiently but also more effectively serve the farmers. By having their social and economic interests grouped in the one building, farm people come to know their officials better and have greater understanding of the work they are trying to accomplish, and thus more readily lend their confidence. Officials have an opportunity to develop a greater insight regarding not only the farmers' problems but their points of view and habits of thought.

#### BOYS' AND GIRLS' COUNTY CLUB BUILDING

Boys' and girls' club work may be seen in fine fruition in Hillsdale County, Mich. In the spring of 1928 there were 505 boys and 360 girls carrying on planned and directed club projects. Projects were completed by 91 per cent of them.

The success of the work may be gaged by the county club work financial statement for 1927.

TABLE 1.—*Financial statement of the boys' and girls' club work in Hillsdale County, Mich., 1927*

Project	Value	Cost	Profit	Project	Value	Cost	Profit
Corn.....	\$1,560.00	\$624.00	\$936.00	Calves.....	\$54,600.00	\$38,220.00	\$16,380.00
Potatoes.....	3,155.22	913.20	2,242.02	Sheep.....	14,010.00	10,274.00	3,736.00
Handicraft.....	410.75	217.60	193.15	Poultry.....	3,650.00	1,679.00	1,971.00
Sewing.....	588.00	310.00	278.00	Total.....	89,776.57	59,339.10	30,437.47
Canning.....	3,282.60	1,641.30	1,641.30				
Pigs.....	8,520.00	5,460.00	3,060.00				

Through all the economic and social work there was yet something lacking—something which would serve to link together all their activities; that would help to give the collective force to their individual endeavors; that would contribute to the permanence of their work; that would typify "each for all and all for each." They

had long recognized the need for a county building, primarily as a center for their own economic and social activities, but also for the use of country and town people and organizations.

For instance, club members had been coming in at fair time several hundred strong, with their exhibits, and camping in tents on the grounds. The days of the county fair were the big days when the results of their efforts through the year were analyzed, judged, and, perhaps, rewarded. But tenting was unsatisfactory, especially in stormy weather.

In the early part of 1926 a county road commissioners' building was advertised for sale. The commissioners were asked to transfer it for use as a club center, and it was planned to move it to the fairgrounds and rebuild it. The commissioners agreed to sell it on the payment of \$1 and on the condition that club members would tear it down without cost to the county. A county club meeting was

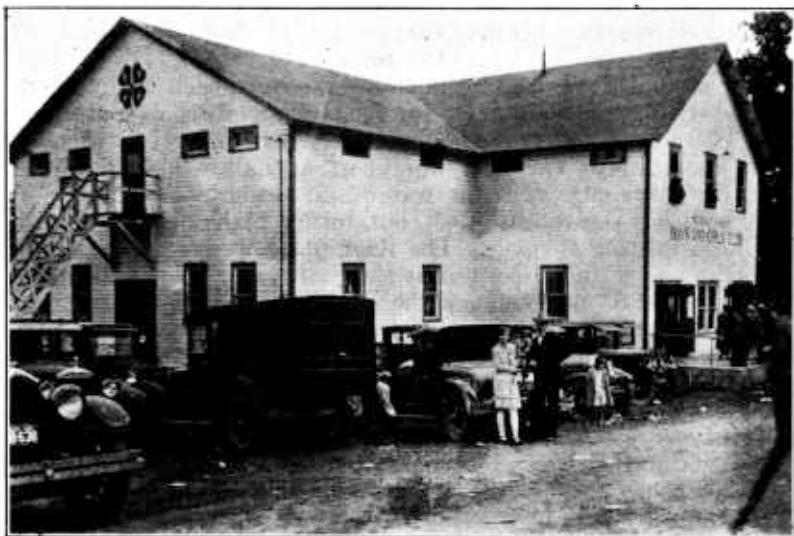


FIGURE 16.—Boys' and Girls' 4-H Club Building, Hillsdale, Mich.

called, which included parents and members of other interested organizations. The result was that the building was torn down by the boys, removed to the fairgrounds on the edge of town, and the lumber used as a nucleus for constructing a new building (fig. 16) in time for the opening of the county fair in September, 1926.

The actual amount of money spent on the original enterprise was \$6,350. The old lumber was valued at \$2,000. The building and equipment are now insured for \$12,000. Of the amount actually expended, \$3,000 was raised by country people, \$1,150 was donated by the fair association, and \$2,200 was borrowed.

Raising the money was a popular county enterprise. At the first meeting called for the purpose a general committee was formed consisting of three members from the board of commissioners and two members at large. Each of the 18 townships and the 4 town wards was allotted a certain quota of money to raise by subscription or other means. In some cases two or three citizens of each township furnished the township quota at once and gave the club boys and

girls a chance to earn and repay it. In some townships every home was canvassed for subscriptions by club members. There were from 30 to 100 subscriptions in many townships. Other townships raised their quotas by entertainments. All except \$1,000 of the money borrowed has been repaid through entertainments given by the club members in the building.

The building is a 2-story-and-basement pine structure, the main part 80 by 40 feet, with a 28 by 18 foot addition. The basement is 7 feet high, with a concrete floor. In addition to the main room it has a kitchen and a girls' retiring room. The main room is equipped with tables and benches to seat 500 people and has a "parlor furnace." The kitchen has a gas range, three oil stoves, two sinks, cupboards, and an ice box. There are dishes for 100 people.

The first floor is the exhibit room, used also as a meeting place and a club demonstration room. At either side of the entrance is a room where refreshments are sold at fair times. In the exhibit room are 10 decorated display booths, each 4 by 12 feet, furnished with benches. A base-burner heats the room.

On the second floor are two dormitory rooms, each 40 by 40 feet, furnished with 100 sleeping cots for the club members who attend the fairs. There is a toilet and a fire escape in connection with each room. The roof of the building is of asphalt. The building is lighted by electricity and has water and sewer connections. The interior still has the rough finish, but future plans call for a ceiling and a large heating furnace. The floor plans were prepared by the county club leader and approved by the State safety department.

For purposes of permanency the ownership of the building was vested in the county fair association with an understanding in the contract that the club members should have a life lease on it for club purposes.

County club work is organized on the township-unit plan, each unit having its own elected officers and a man and a woman supervising the work without charge. The county organization is made up of the regular township officers and a reporter from each township. Annual elections are held at the time of the fair. The county organization supervises all county exhibits and meetings. Local exhibits are frequently held. A county boys' and girls' mothers' association has been formed, which looks after the general welfare of the club members at camps, fairs, and meetings. The mothers supervise the culinary department at county-fair time.

The chief reason for the erection of this building was to secure headquarters and a dormitory for club members and a display place for their exhibits during the time of the county fair, and these are its primary uses.

During the rest of the year there is regular county club work twice a month, and county club meetings and township club meetings with attendant social events are held. There are also special entertainments. Plate dinners and banquets are served to the public and various local organizations in order to earn money to repay the loans made for the erection of the building.

Besides the regular club work there are extension meetings led by the county agent, farm bureau meetings and socials, poultry meetings, family reunions, high-school graduation festivities, boy-scout meetings, and games, Sunday-school meetings, county Young

Men's Christian Association conventions, meetings of the grange, church meetings and dinners, and American Legion banquets.

As this building is only a few blocks from the business center of this town which has a population of 5,476, it serves, in addition to club members, all town and country people. It can be used rent free, except when admission is charged. The county fair association keeps the building in repair and attends to maintenance expenses, as it realizes the value of the boys' and girls' club work and their exhibits to a successful county fair of the better kind and to a good type of rural life.

The erection of this building has proved an excellent investment for the country boys and girls, for the agricultural society, and for the people of town and country. It is a permanent and convenient place for fair exhibits and for living quarters for the boys and girls, under proper supervision, during fair times. It has brought the club work adequately before the public, for at each local exhibit club-work material to the value of \$75,000 is properly displayed.

The fair itself is a decided educational and social stimulus to the country children and their parents. Club members have free admission to the fair and have many good times. The new building stimulates club work, and club work promotes the success of the fair, which has many features other than club work. Moreover, the building is an asset to the county. Heretofore there was no building in the county where community events could be held without charge or to which there was not attached some other limitation. Rental funds for club meetings have ceased to be a problem.

The erection of the building has promoted town and country co-operation. Business men now pay greater attention to what the farm boys and girls are doing, as they see them working on sound business projects. Previously the club met in town only twice a year, but it now meets twice a month. This brings from 100 to 700 country people to town each time.

#### COUNTY DEMONSTRATION CLUB HOUSE

Cordial relationships exist between town and country in Ware County, Ga. Commercial interests, organizations, and leading citizens of Waycross, realizing their dependence upon agriculture, give it sympathetic encouragement, and farming people reciprocate this attitude.

Until 1924 the offices of the county demonstration agents were in the second-floor rooms of the chamber of commerce. The county agricultural board, which has 12 town and country members, has 21 prominent town and country committee helpers. There are a number of "buddy clubs" in which town people finance farm boys and girls in the purchase of purebred egg settings, pig litters, etc., their loans being repaid from the increase. A leading woman of the town, a farm owner, centers her outside interests on the human side of agriculture. Business men furnish conveyances to transport boys and girls to the State club camp each year.

As a center for these common social and economic interests a building seemed desirable. The idea was sponsored by the county agents and interested citizens.

The purposes of the new center were well defined when the building was once decided upon. It would put the two county agents'

work on the first floor in a county building rather than in the municipal building, which was an advantage, since the county government was much interested in their work. There would be a common town and country center. The agents would have a place of their own for their offices and to carry out their demonstrations. Country people coming to town would have a point of common interest. Town people interested in the development of agriculture, both social and economic, could meet there the leaders of agriculture. The center would provide the boys and girls, and the agricultural club members, both men and women, with county headquarters.

It was natural that the farm-owning town woman should assume the lead in securing the building. The county was in possession of a good vacant building, a former jail, since other provisions had been

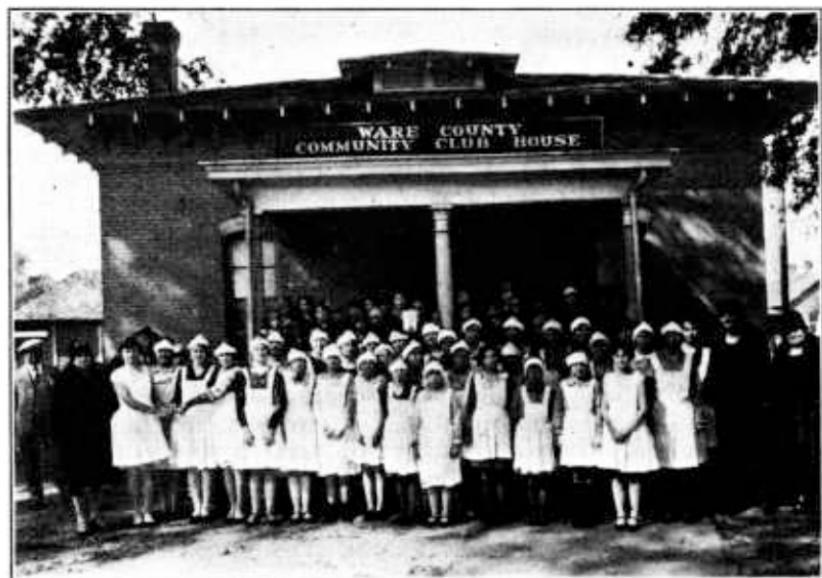


FIGURE 17.—Ware County Community Club House, Waycross, Ga., and 4-H club girls promoted at "achievement day"

made for county prisoners. It was a well-built structure of good appearance, located near the center of the town. The county commissioners were persuaded to turn this over for use as a county community clubhouse. Remodeling and furnishing were accomplished through the cooperation of town and country people and governments. The half acre of ground was sown to grass, and flowers and shrubs were planted.

In 1924 the building was occupied. It is a 1-story, 4-room building, 40 by 60 feet. There is a carpeted recreation room furnished with settees, tables and chairs. The comfortably furnished clubroom, 40 by 30 feet, has a blackboard, a heater, and an outdoor canner donated by the chamber of commerce. The kitchen has a gas range, sink, water cooler, table, cupboard, and other kitchen equipment. Shelves are filled with jars of fruit. The office, occupied by the county agents, has the usual office equipment. The building is equipped with electric lights, running water, telephones, and toilet. The county furnishes wood and coal for heating purposes. Books

from an exchangeable collection sent by the State library commission are in the building for lending.

The building is largely the center of agricultural and home demonstration work. The county agent has 12 boys' clubs with 190 members. In 1927 they won 850 pig club prizes at the State fair. In 1928 efforts were centered on purebred calves. There are teams for demonstrating stock judging and clubs for dairying and for pig, calf, poultry, cotton, potato, corn, and peanut growing. The team leaders meet in the building, take up their projects, discuss their problems, and make their plans.

The home demonstration agent has 210 girls in 12 clubs and 105 women in 5 clubs. The building (fig. 17) is used for canning purposes nearly every day during the season and semiweekly in winter. Sewing and basket-making classes, health lectures, baby contests, and cooking demonstrations are held in the building. Club graduating exercises, special agricultural meetings, community fairs, and meetings of the home demonstration council and the county agricultural board and its 21 committee helpers are held there. The club members hold the usual social events, as do other town and country people. Farm bureau leaders make it their headquarters.

A central building given over to agriculture where town and country relationships center, has the enthusiastic support of the county agents, the county board, and town commercial interests. It is the connecting link for town and country cooperation. It stimulates agricultural cooperative activities. Here country people exchange ideas and experiences. The aims and problems of agriculture are revealed to a sympathetic urban people who become interested promoters of club work. The convenient assembly room and kitchen make possible a leadership in actual demonstration work otherwise unattainable. The economic and social sides of agriculture here become mutually helpful.

#### COMMUNITY BUILDING

Blue Grass, in Indiana, is near the center of a farming district about 8 miles wide by 15 miles long, consisting of several small communities without a village setting, which are becoming, in effect, one powerful community. There are four open-country churches in the district served by one minister at Blue Grass. Mail service to Blue Grass is from a post office 8 miles distant, and the county agents are at Evansville, 12 miles away. The district is entirely an agricultural one; grain and dairy farming claim the chief interest of the farmers.

From being an ordinary farming district it has, in the last few years, come to be among the best. A member of the boys' 4-H club has for three years won the annual blue-ribbon pig prize for the United States. From a scrub-stock community it is becoming known as the breeder of purebred Jersey cattle. In 1925 the superintendent of the Blue Grass Sunday school was the first to receive a gold medal which had been offered for eight years by the Indiana Dairy Association, for the State of Indiana, for the dairy herd that would meet certain standards. He received the same first prize in 1927 and in 1928. In 1925 the American Jersey Cattle Club selected this herd to be their official exhibit at the National Dairy Exposition held that year at Indianapolis.

The community building (fig 18) grew out of the desire of the minister for a place for the farm youth to play as a counterattraction

to the beckoning city lights. From farm baseball teams representing the smaller communities, meeting in a community playground organized in a cow pasture, came the organization of other activities and finally the need for a place to meet. The various churches and the general conference encouraged the movement, and the people themselves carried it out.

Several meetings were held with representatives from the other church communities, the project was discussed, and a campaign for funds was planned. After a 3-month campaign, during which teams from the various communities secured pledges, sufficient funds were in sight, and building plans were secured. The building was erected in 1922.

The building is an attractive 2-story wooden structure with full basement, set among the trees at the junction of main traveled roads



FIGURE 18.—Blue Grass Community House, Vanderburg County, Ind.

some distance from the church. The main or rear part is one high story to facilitate its use for games.

The front portion is 30 by 16 feet. In the first-floor center is an entrance hall, approximately 16 by 15 feet. At the right is the office, a toilet, and the stairway to the second floor. At the left is the women's rest room, a toilet room, and the stairway to the basement. The first floor of the main part of the building is 46 by 70 feet and contains the auditorium, together with the stage, settings, and dressing rooms. The auditorium is  $55\frac{1}{2}$  feet long by  $44\frac{1}{2}$  feet wide. The stage, 3 feet above the floor, is 30 feet wide by  $13\frac{1}{2}$  feet deep. The proscenium opening is 9 feet high and 24 feet wide. The auditorium has 200 movable chairs and is also used as a gymnasium and for basket ball.

In the second floor of the front portion is a social room with a fireplace. A branch of the county library is kept here. The fire-

place makes it possible to use this room for social and reading purposes and for committee meetings without a fire in the furnace.

In the basement, under the auditorium and of about the same size, is the dining room, where banquets, other assemblies, and community fairs are held. At one end are the kitchen, china closet, furnace room, fuel room, and light plant. Since the building was erected the part under the front portion has been excavated and locker rooms and showers installed. The building has its own lighting plant, but since the community has adopted as its immediate project the building of an 8-mile electric line they expect soon to have the regular electric-lighting system.

The building was carefully planned for its contemplated needs. (Figs. 19 and 20.) Specialists from the State agricultural college

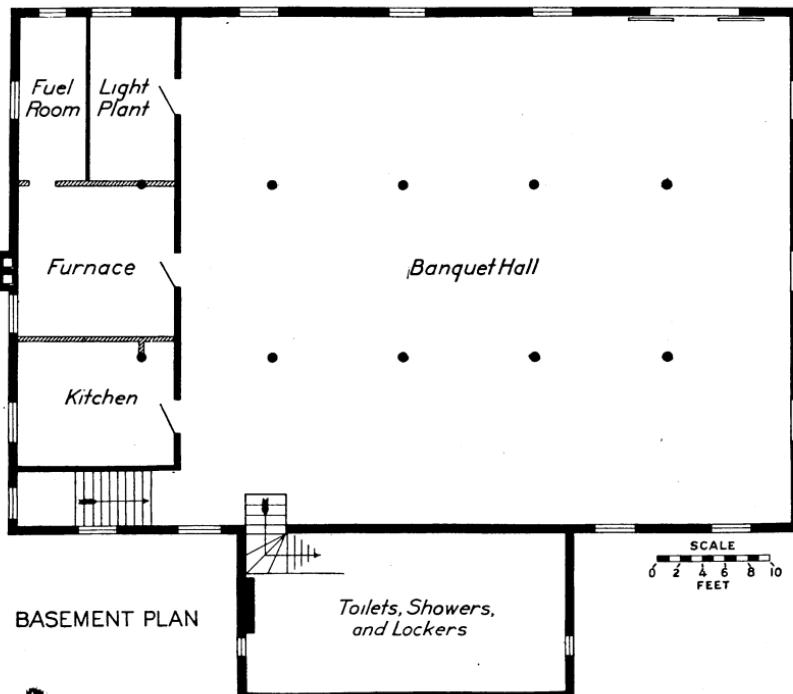


FIGURE 19.—Basement plan of the Blue Grass Building

were called for a 2-day conference, and the bureau of church architecture in Chicago was consulted. From the United States Department of Agriculture a model community building plan, bulletins on community building plans, and a suggested program of work for the committee were secured, which were studied. Finally an Evansville architect drew up the plans and specifications, which were approved by the bureau of church architecture. The building has proved satisfactory except that the ceiling of the gymnasium is not quite the 18-foot height desired for basket ball.

The total cost of the original building and equipment was \$17,293. Aside from the \$2,000 given by the church centenary fund, the money was secured by pledges on a 5-year basis from the farm people and organizations of the several communities. An Evansville bank

furnished the money, which was repaid as pledges became due. One of the finance leaders says that one of the most important things is for the signer of a pledge to pay his own interest to the treasurer of the building committee, who can then pay the interest at the bank without using the pledge money. This they did not do.

Pledges were signed by over 300 people, in addition to the pledges made by various church organizations. The largest organization pledge was \$600. The 300 individual pledges ranged up from \$5; many paid their pledges by working on the building.

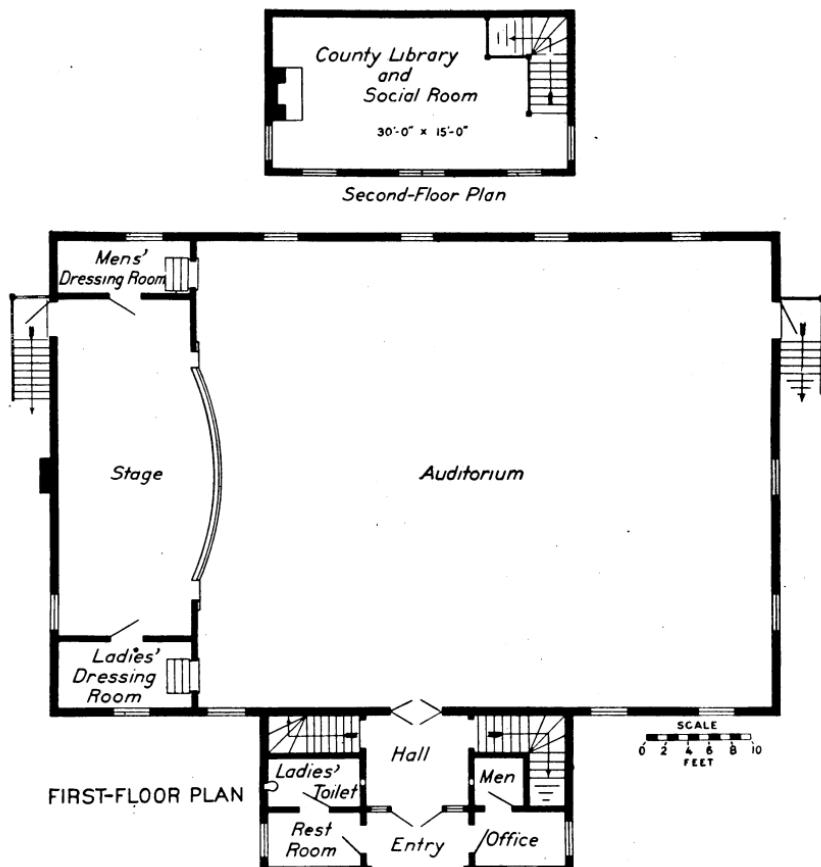


FIGURE 20.—First and second floor plans of the Blue Grass Building

The building and its activities are maintained by a fixed percentage of the receipts from entertainments and games, especially basket ball, given in the building.

The church owns the building and controls it through a board of 5 trustees, 1 elected from each church and 1 at large, elected in the same way that the church trustees are elected.

The uses to which this building has been put are indicative of the significant place which a community building may have in the life of a rural community which organizes itself for advancement along economic and social lines. All boys' and girls' club activities center here, as well as the farm and home demonstration work among the

men and women. The social life is greatly stimulated by active interest in such events as athletics, orchestra and band practice, and entertainments, community-fair exhibits, home-talent plays, debates, choral societies, lyceum courses, and singing schools. Political meetings, health talks by the county nurse, and the annual community fair are held in the building.

The notable advancement which this community has made in nine years is an example of what an ordinary rural community can accomplish if it has a well-planned community building as a focal point for a prepared program of cooperation, under capable leaders, in which the economic and social supplement each other. The pastor said, "We are getting things through cooperation which other communities have not been able to get."

The community building also proves its worth as an effective instrumentality in the program of cooperation which unites several weak and ineffective communities into one large community tending toward the possession of the requisites of a satisfying community life and the ability to accomplish great results.

#### COUNTY AGRICULTURAL ASSEMBLY HALL

A recent example of the linking of the farmer's economic and social interests in one building is seen at Park River, N. Dak. The territory represented is a large county.

As one of the most important interests of the farmers of Walsh County is the breeding of purebred livestock, many are associated in an influential farm organization, the Northeast Breeders' Association, which has 300 members.

Park River, a town of 1,114 inhabitants, is not the county seat, but it is near the center of the county and is surrounded by stock-breeding farmers. Profits from this industry come largely from livestock sales of a community and county-wide character, and the industry receives its publicity largely through livestock shows and fairs, which have a large attendance of farmers and others interested.

The county agricultural and training school is located at Park River, and there was need for a large gymnasium. A building that would house these activities and various other county agricultural assemblies and meetings, together with the social organizations of the farmers and village people, was wanted. The movement for the erection of the building was led by the breeders' association, and so strong did it become that the county decided to sponsor it.

The building, completed in 1928, is 74 by 148 feet, is one story high, with part basement, and is located on a 3-acre site. (Fig. 21.) Its principal feature consists of the stock-sales room, stock show, and assembly hall with stage, which will seat 3,000 people. Special arrangements were made, including a wide entrance and concrete side and end sloping floors for showing livestock or displaying it for sale and for the seating of the people interested. Movable bleacher seats are used.

In the basement there are a kitchen (furnished with stove, sink, and dumb-waiter), two dressing rooms, and two baths. There is a furnace. In the building are a moving-picture machine and a piano; the building has running water from the town, has forced ventilation, and is lighted by electricity.

The building cost the county \$22,800, of which the building alone required \$20,000; equipment, \$2,000; grounds, \$400; and ground

improvements and equipment, \$200. Money to build it came from general county funds. Control of the building and of the activities connected with it rests with the county commissioners who, in turn, are elected by the people.

During the short time since its erection the building has been used for purebred-livestock sales, shows, and judging contests; for the county midwinter fair and local fairs; for grain shows, seed demonstrations, poultry shows, the meetings of the county economic conference, the northeast North Dakota farm women's camp, the vocational work of the county agricultural school, farm demonstration work, and the boys' and girls' club work. The activities of the breeders' association and other economic organizations center there. It has also been used for county play day, rural school graduating exercises, roller skating, as the meeting place of various social organizations, for moving pictures, local plays, banquets, athletics, gymnasium work, and for those social activities that supplement business meetings and events.

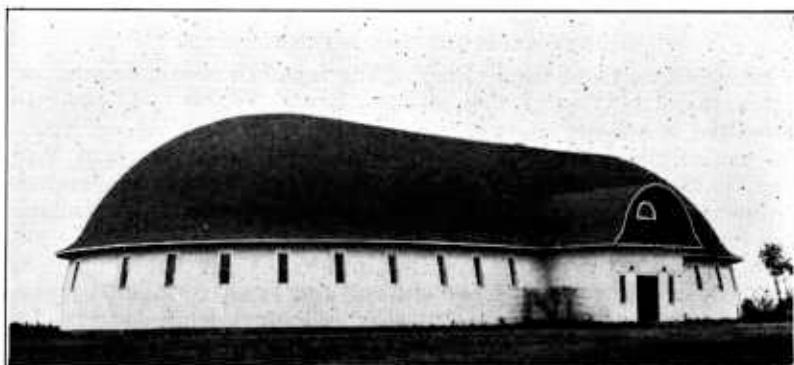


FIGURE 21.—Walsh County Agricultural Assembly Hall, Park River, N. Dak.

It is too early to make final judgment of this particular effort of an agricultural county to center its principal economic and social interests, or of the particular physical arrangements of the building, but the people take great pride in their building, are satisfied with it, and are successfully carrying out the principle of economic and social cooperation.

### CONCLUSION

The study made of various community agricultural buildings reveals the increasing appearance of a newer type of structure for common purposes in rural communities. Economic and social interests are being brought together to their mutual advantage. The building is becoming the center of family influence. Community buildings are adopting programs of community economic interest. The organizations responsible for these buildings are cooperating with other rural and town organizations and making their influence felt toward the betterment of the community. The erection and utilization of these buildings tend to develop leadership, promote a cooperative spirit, and increase the size of the communities wherein they are located.

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